

SNAPSHOT of HOME Program Performance--As of 06/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Somerset County Consortium**

State: **NJ**

PJ's Total HOME Allocation Received: **\$10,579,809**

PJ's Size Grouping*: **C**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 27				
% of Funds Committed	100.00 %	93.03 %	1	93.55 %	100	100	
% of Funds Disbursed	94.85 %	84.16 %	2	86.03 %	89	92	
Leveraging Ratio for Rental Activities	2.42	5.06	21	4.83	35	29	
% of Completed Rental Disbursements to All Rental Commitments***	97.36 %	79.95 %	9	81.34 %	44	57	
% of Completed CHDO Disbursements to All CHDO Reservations***	75.54 %	63.81 %	9	70.65 %	48	51	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	95.38 %	83.41 %	3	81.57 %	79	84	
% of 0-30% AMI Renters to All Renters***	86.92 %	44.82 %	1	45.66 %	95	97	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	95.38 %	96.39 %	21	96.25 %	30	28	
Overall Ranking:			In State:	2 / 27	Nationally:	90 92	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$34,138	\$27,871		\$27,146	130 Units	34.10 %	
Homebuyer Unit	\$18,804	\$17,225		\$15,140	119 Units	31.20 %	
Homeowner-Rehab Unit	\$28,922	\$15,766		\$20,860	28 Units	7.30 %	
TBRA Unit	\$12,868	\$7,998		\$3,210	104 Units	27.30 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Somerset County Consortium NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$65,170	\$91,176	\$28,139
State:*	\$107,939	\$97,306	\$17,523
National:**	\$97,127	\$76,352	\$23,684

CHDO Operating Expenses:
(% of allocation)

PJ:	0.1 %
National Avg:	1.2 %

R.S. Means Cost Index: 1.12

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	55.6	54.3	60.7	8.7	Single/Non-Elderly:	50.8	49.1	14.3	25.0
Black/African American:	27.4	25.9	21.4	5.8	Elderly:	16.1	0.9	25.0	6.7
Asian:	0.0	2.6	0.0	0.0	Related/Single Parent:	28.2	33.6	21.4	46.2
American Indian/Alaska Native:	0.0	0.0	0.0	7.7	Related/Two Parent:	1.6	12.1	35.7	22.1
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	3.2	1.7	3.6	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	3.6	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.8	1.7	0.0	0.0					
Asian/Pacific Islander:	0.0	1.7	0.0	37.5					
ETHNICITY:									
Hispanic	16.1	12.1	14.3	40.4					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	57.3	44.8	21.4	23.1	Section 8:	51.6	0.0 [#]		
2 Persons:	21.0	23.3	28.6	24.0	HOME TBRA:	0.0			
3 Persons:	8.9	20.7	14.3	15.4	Other:	27.4			
4 Persons:	9.7	8.6	28.6	17.3	No Assistance:	21.0			
5 Persons:	1.6	0.9	3.6	15.4					
6 Persons:	1.6	0.0	0.0	1.9					
7 Persons:	0.0	0.0	0.0	2.9					
8 or more Persons:	0.0	0.0	3.6	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			109	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Somerset County Consortium

State: NJ

Group Rank: 90
 (Percentile)

State Rank: 2 / 27 PJs

Overall Rank: 92
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 74.60%	97.36	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 52.28%	75.54	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	95.38	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.32%	95.38	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.030	0.75	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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